

164.A

0003

0018.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

Total Card / Total Parcel

1,054,700 / 1,054,700

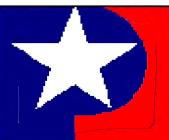
APPRaised:

USE VALUE:

ASSESSEd:

1,054,700 / 1,054,700

1,054,700 / 1,054,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
18		HARVARD ST, ARLINGTON

Legal Description		User Acct
		421513
		GIS Ref
		GIS Ref
		Insp Date
		04/21/20

OWNERSHIP

Unit #: 18

Owner 1: BYRNE LAURENCE W & KATE F

Owner 2:

Owner 3:

Street 1: 18 HARVARD ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: 18 NOURSE ST LLC -

Owner 2: -

Street 1: 264 SALEM ST

Twn/City: MEDFORD

St/Prov: MA Cntry

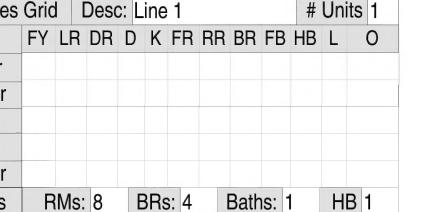
Postal: 02155

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2018, having primarily Vinyl Exterior and 2655 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																
Type: 8	- Condo TnHs.			Full Bath: 1	Rating: Average			Master Deed 72791:212.																																																				
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath:	Rating:																																																							
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Average																																																							
Foundation: 1 - Concrete				A 3QBth:	Rating:																																																							
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																																																							
Prime Wall: 4 - Vinyl				A HBth:	Rating:																																																							
Sec Wall: %				OthrFix:	Rating:																																																							
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																																																				
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1																																																				
Color: BLUE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O																																																				
View / Desir: AG - AV+				Frl:	Rating:			Other																																																				
GENERAL INFORMATION				WSFlue:	Rating:			Upper																																																				
Grade: B - Good				CONDOS INFORMATION				Lvl 2																																																				
Year Blt: 2018		Eff Yr Blt:		Location:				Lvl 1																																																				
Alt LUC:		Alt %:		Total Units:				Lower																																																				
Jurisdict: G21		Fact: .		Floor:				Totals RMS: 8 BRS: 4 Baths: 1 HB: 1																																																				
Const Mod:				% Own: 50.000000000				REMODELING				RES BREAKDOWN																																																
Lump Sum Adj:				Name:				Exterior:				No Unit RMS BRS FL																																																
INTERIOR INFORMATION				Phys Cond: AV - Average 1.0 %				Interior:				1 8 4																																																
Avg Ht/FL: STD				Functional: %				Additions:																																																				
Prim Int Wal 2 - Plaster				Economic: %				Kitchen:																																																				
Sec Int Wall: %				Special: %				Baths:																																																				
Partition: T - Typical				Override: %				Plumbing:																																																				
Prim Floors: 3 - Hardwood				Total: 1 %				Electric:																																																				
Sec Floors: %				CALC SUMMARY				Heating:				Totals																																																
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 250.00				General:				1 8 4																																																
Subfloor:				Size Adj.: 0.72598869																																																								
Bsmnt Gar: 2				Const Adj.: 0.98690128																																																								
Electric: 3 - Typical				Adj \$ / SQ: 179.120																																																								
Insulation: 1 - Typical				Other Features: 58429																																																								
Int vs Ext: S				Grade Factor: 1.33																																																								
Heat Fuel: 2 - Gas				NBHD Inf: 1.50000000																																																								
Heat Type: 15 - H.V.A.C				NBHD Mod:																																																								
# Heat Sys: 1				LUC Factor: 1.00																																																								
% Heated: 100	% AC: 100			Adj Total: 1065315																																																								
Solar HW: NO	Central Vac: NO			Depreciation: 10653																																																								
% Com Wal	% Sprinkled			Depreciated Total: 1054662																																																								
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:																																											
SPEC FEATURES/YARD ITEMS																																																												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																																										
PARCEL ID 164.A-0003-0018.0																																																												
More: N		Total Yard Items:				Total Special Features:				Total:																																																		
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